



CITY OF
ISSAQUAH
WASHINGTON

Development Services
1775 – 12th Ave. NW | P.O. Box 1307
Issaquah, WA 98027
425-837-3100
issaquahwa.gov

June 14, 2013

NOTICE OF APPLICATION

Spak Property Short Plat (2 lot subdivision) **Application No. SP13-00002**

Dear Interested Property Owner:

The City of Issaquah Development Services Department is providing an opportunity for public comment on a Short Plat (Level 2 Review) application for the following project:

Project Description: **Spak Property Short Plat:** A Short Plat application has been submitted by Core Design, Inc. requesting approval to allow for the subdivision of an existing 456,983 square foot lot (10.5 acres) to be subdivided into two (2) lots. The upper lot "A" will have 188,975 square feet (4.3 acres) and the lower lot "B" will have 268,008 square feet (6.2 acres). See attached vicinity map, short plat drawing and steep slope drawings.

The existing lot currently has split zoning on it; "SF-S" (Single Family Suburban) on the upper portion and "MUR" (Mixed Use Residential) on the lower portion. The short plat will place the appropriate zoning on each lot.

Future development of the property after short plat approval will include a 9 lot single family subdivision on the upper lot and 51-unit multifamily development on the lower lot.

The review of the short plat is administrative and does not include public meeting or public hearing.

Location: The project is located at 905 Newport Way NW in both the Squak Mountain Subarea (upper portion of property) and the Gilman Subarea (lower portion of property). See attached vicinity map.

Date of Application: May 1, 2013

Application Complete: June 7, 2013

Permits Required: Short Plat, Application SP13-00002

Notice is required to be provided to property owners within 300 feet of the site and to other Parties of Record. **Property owner, Mortgagee, Lien holder, Vendor, Seller, etc. - Please share this notice with tenants and others in your neighborhood who may be interested in this project.** Comments will become part of the public record. Please provide written comments in response to this notice within 14 days or by **5:00 PM on, Friday, June 28, 2013** to: Jerry Lind, Development Services Department, P.O. Box 1307, Issaquah, WA 98027-1307, or by email to jerryl@issaquahwa.gov

Next Step:

The Development Services Department will then make a decision based upon public comments and staff review. The decision can be appealed. All "Parties of Record" will be notified of the decision in writing. **To become a "Party of Record" and receive a copy of the decision, please submit a written comment or contact me at the address listed in the above paragraph.**

Information Available for Review:

The application, with full-size plans, is available for review at the Development Services Department, City Hall Northwest, 1775 12th Avenue NW, Issaquah.

You may reach me at (425) 837-3091 or by email at jerryl@issaquahwa.gov with any questions or concerns regarding this application.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT



Jerry Lind
Senior Planner

JL/jl

Attachments (3): vicinity map, short plat drawing, topography & steep slope map

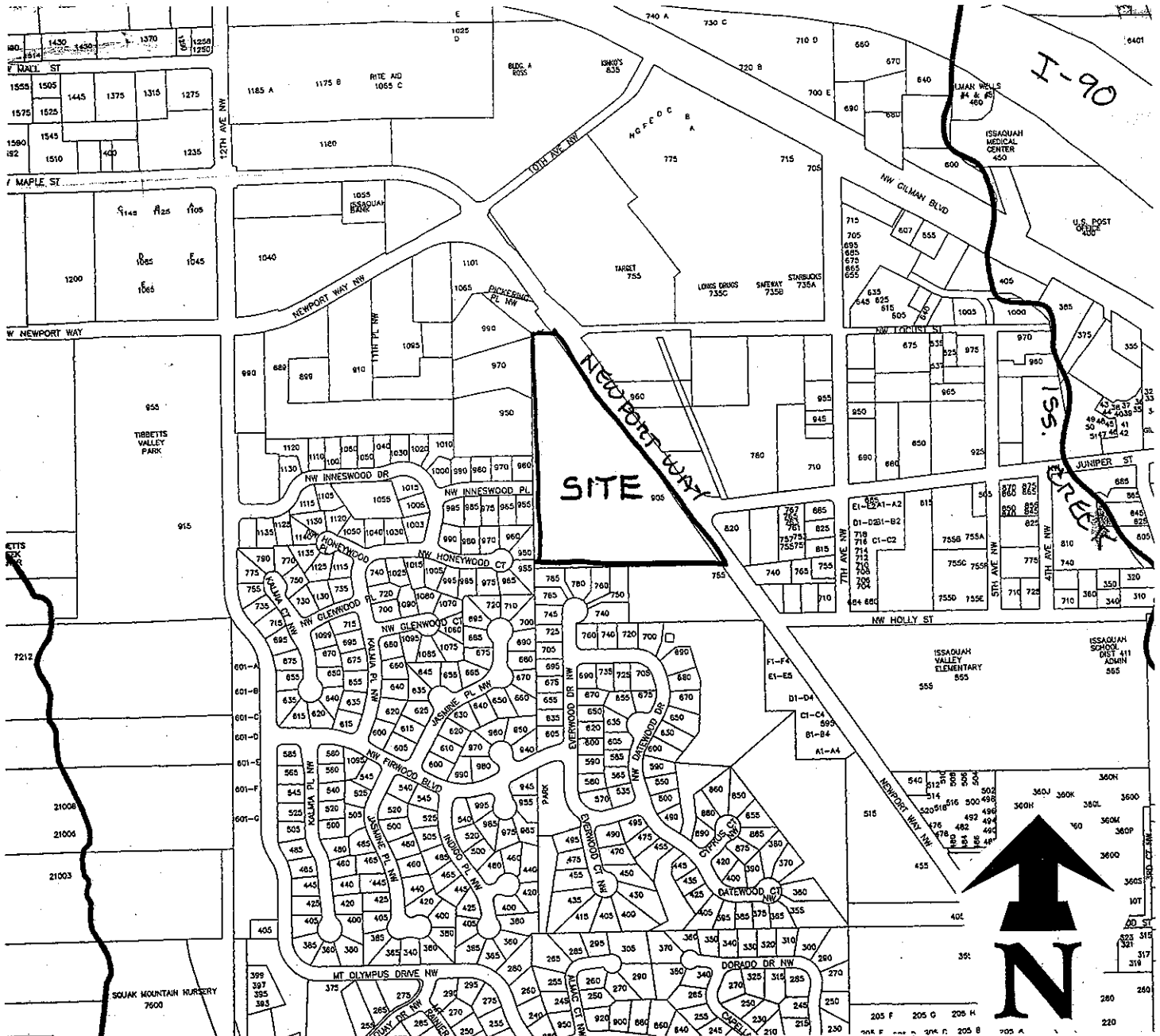
cc: John Minato, DSD Director
David Favour, DSD Deputy Manager
Lucy Sloman, Land Development Manager
File Copy, SP13-00002
Core Design (by email)
Gary Spak (by email)

SP13-00002 Spak short plat, notice of application

VICINITY MAP

Spak Property

905 Newport Way NW





CITY OF ISSAQUAH
SHORT PLAT
NO. SP12-

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT PLAT THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS ADJUSTMENT TO BE THE CORRECT REPRESENTATION OF THE SAME, AND THAT SAID ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S), IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

A WASHINGTON LIMITED LIABILITY COMPANY

BY:

ITS:

STATE OF WASHINGTON)
COUNTY OF)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND ACKNOWLEDGED IT AS _____, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES INTENDED IN THE INSTRUMENT.

DATED: _____, 2013.

PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, LING WESTERLY OF SOUTHEAST NEWPORT WAY (SUBJECT HIGHWAY) AS ESTABLISHED BY DEED RECORDED UNDER RECORDING NUMBER 1212658 AND WESTERLY OF A 10-FOOT STRIP OF LAND AS ESTABLISHED IN A SETTLEMENT AGREEMENT RECORDED UNDER RECORDING NUMBER 9505040339.

EXCEPT THE NORTH 50 FEET;
AND EXCEPT THE SOUTH 240.89 FEET;
AND EXCEPT ANY PORTION THEREOF CONVEYED TO WILLIAM ANDREW SOMSAK BY THAT CERTAIN QUIT CLAIM DEED RECORDED UNDER RECORDING NUMBER 6358120;

TOGETHER WITH THAT PORTION OF VACATED NEWPORT-ISSAQUAH ROAD (#44); WHICH ATTACHES BY OPERATION OF LAW.

ALSO KNOWN AS LOT 4, CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. PLN08-00015, RECORDED IN VOL. 202 OF SURVEYS, PGS. 74-75, REC. NO. 2006041290001, KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

N01°41'45"E ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28-24-6 PER THE WOODS AT ISSAQUAH DIVISION 4, RECORDED IN VOLUME 127 OF PLATS, PAGES 35 AND 36.

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO. 4208-1815014, DATED DECEMBER 30TH, 2011. IN PREPARING THIS MAP, CORE DESIGN HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN COMMITMENT. CORE DESIGN HAS RELIED WHOLLY ON FIRST AMERICAN TITLE COMPANY'S REPRESENTATIONS OF THE TITLES CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. ALL DISTANCES ARE IN FEET.

3. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA 5 SECOND ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY
OF _____, 2013, AT _____ M.
AT THE REQUEST OF _____

VOLUME: _____

PAGES: _____ TO _____

SUPERINTENDENT OF RECORDS

APPROVALS:
CITY OF ISSAQUAH

DSD PLANNER DATE _____ DSD ENGINEER DATE _____

DSD PROGRAM DATE _____ PUBLIC WORKS DATE _____
MANAGER ENGINEERING DIRECTOR

DEPARTMENT OF ASSESSMENTS RECEIVED

EXAMINED AND APPROVED THIS _____ DAY OF
_____, 2013.

MAY - 1 2013

ASSESSOR

DEPUTY ASSESSOR

ACCOUNT NO. 2824069011

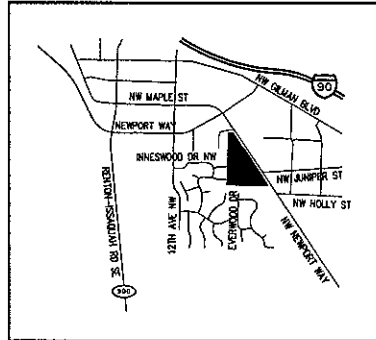
RECORDING NO.

VOL./PAGE

1 inch = 100 ft
60 0 50 100 150 200 250

LOCATION OF

THE SE 1/4 OF THE NW 1/4 OF SEC. 28, TWP. 24 N, RGE. 6 E, W.M.



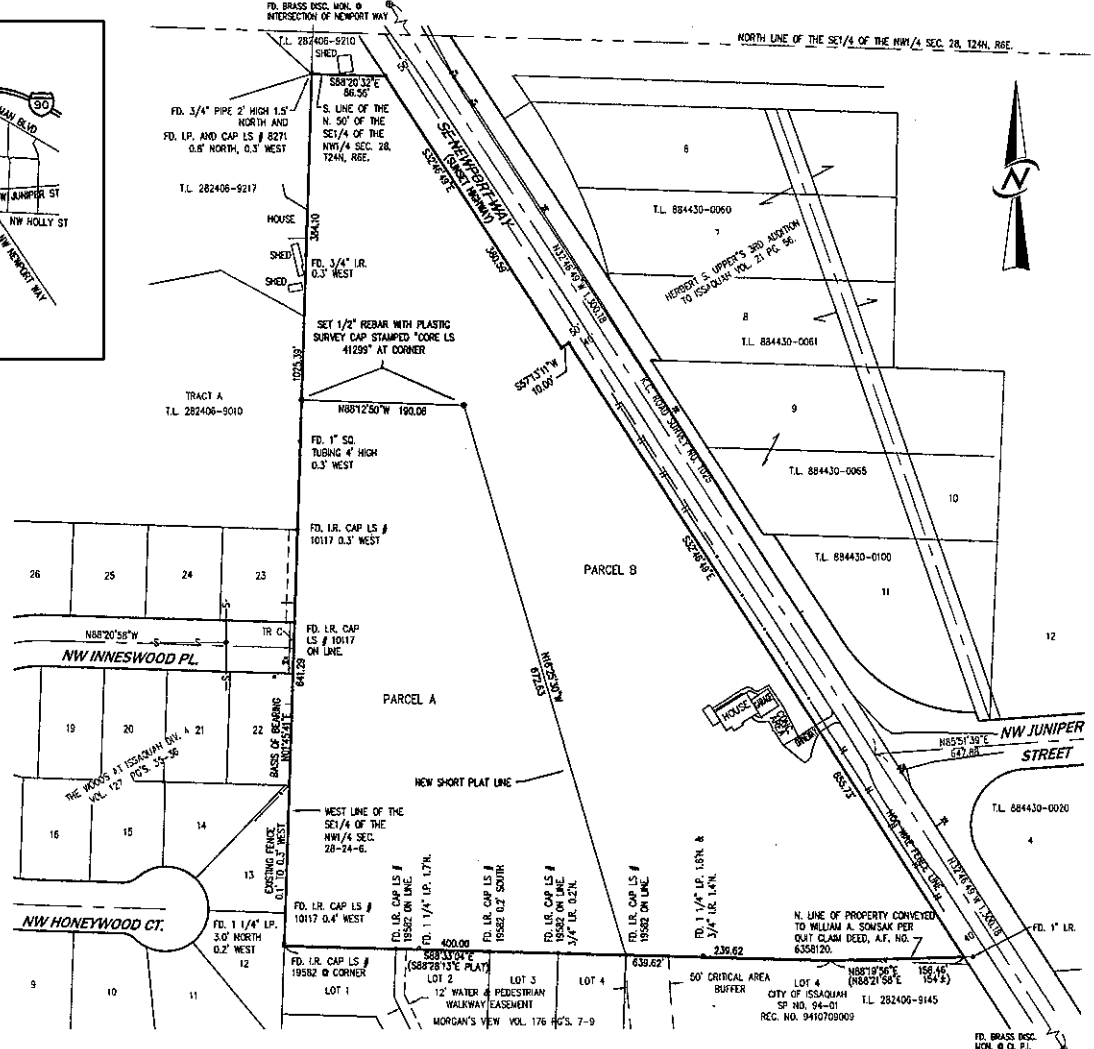
VICINITY MAP
SCALE: 1" = 200'

RESTRICTIONS

1. THIS SITE IS SUBJECT TO THE RESERVATIONS AND EXCEPTIONS REGARDING MINERAL RIGHTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 1322333.
2. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SETTLEMENT AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9505040339.
3. THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 2006041290001.
4. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED NOTICE OF DEED AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060414000914.

AREA TABLE

LOT 4: (ORIGINAL PARCEL)	456,983 S.F.	10.4909 ACRES
PARCEL A:	188,975 S.F.	4.3363 ACRES
PARCEL B:	268,008 S.F.	6.1526 ACRES
TOTAL:	456,983 S.F.	10.4909 ACRES



LAND SURVEYOR'S CERTIFICATE

This SHORT PLAT correctly represents a survey made by me or under my direction in conformance with state and county statutes in April, 2012.

Certificate No. 41299



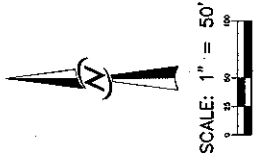
ENGINEERING • PLANNING • SURVEYING

14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963



SPAK PROPERTY
VINEYARDS CONSTRUCTION
SHORT PLAT

DWN. BY	DATE	JOB NO.
GRS	04/06/12	11111
CHKD. BY	SCALE	SHEET
GRS	1" = 100'	1 OF 1



DATE	5/4/2013
DRAWN	185
DESIGNED	185
CHECKED	185
PROJECT MANAGER	185
PROJECT NUMBER	185
SHEET	1
OF	5

TOPOGRAPHY AND CRITICAL AREA EXHIBIT
 SPAK PROPERTY
 VINEYARDS CONSTRUCTION

CORE DESIGN
 ENGINEERING • PLANNING • SURVEYING
 14071 NE 37th Avenue, Suite 101
 Redmond, Washington 98073
 425.883.7877 FAX 425.883.7843